

# **DEVELOPMENT SERVICES DEPARTMENT Planning & Zoning Division**

## **MEMORANDUM**

**PZ 05-19-99**

**05/19/99 COUNCIL AGENDA ITEM**

**TO: Robert Rawls, Interim Town Administrator**

**THRU: Mark Kutney, AICP, Development Services Director**

**BY: Gayle Easterling, AICP, Planning & Zoning Manager**

**DATE: May 6, 1999**

**RE: P 10-4-98 - Resolution**

**The attached Resolution authorizes approval of a subdivision plat located at 2920 SW 148th Avenue for single family residential use.**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CROTTY-APOLINARIO ACRES PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as the Crotty-Apolinario Acres Plat has been approved by the Town Planning and Zoning Board on April 28, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the Crotty-Apolinario Acres Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**DATE:** May 6, 1999

**REFERENCE:** Plat - P 10-4-98

**PLAT NAME:** Crotty-Apolinario Plat

**APPLICANT:** Surveyor: Associated Engineers & Surveyor of South Florida Corp.  
Owner: Debbie & Burt Apolinario & Doris Crotty

**ANALYSIS:** Land Use/Zoning: Residential (1 du/ac)/A-1  
Location: Generally located on the east side SW 148 Avenue approximately 1/4 mile south of SW 26 Street.  
Development Review Committee: see attached summary.

The proposed plat consists of approximately 9.58 acres shown as Parcel A. Proposed for the site are 8 single family detached homes. Access is provided from SW 148 Avenue.

The plat is in conformance with Town Code requirements and can be considered in final form.

**RECOMMENDATION:** The Planning and Zoning Division, therefore, recommends **APPROVAL** of the proposed plat **SUBJECT TO:**

1. Prior to the issuance of a building permit, submitting an executed recreational impact fee agreement.
2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
3. The proposed access for the project is from SW 148 Avenue a limited 13.5' pavement cross-section which does not satisfy current minimum safe and adequate access standards for local roadways. Interest has been indicated in the amendment of development regulations to accommodate small scale residential development on limited cross-section roadways not currently identified within the code. This plat may be considered for approval conditionally, subject to the adoption of revised development standards reflective of the current access provisions prior to recordation.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL, SUBJECT TO** conditions one and two in the planning report, determining that condition three is not required with a finding that safe and adequate access was available for this development (5-0), April 28, 1999.

**Note:** In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

**TOWN OF DAVIE**  
**DEVELOPMENT REVIEW REPORT**

**Name:** Crotty-Apolinario Acres Plat  
**Number:** P 10-4-98

**Date:** April 27, 1999

**PROJECT DESCRIPTION**

**Location:** Generally located on the east side of SW 148 Avenue approximately 1,486 feet south of SW 148 Avenue.

**Platted:** Yes\_\_\_ No \_\_X\_      **Required:** Yes\_\_X\_\_ No\_\_\_

**Acreage/Existing use:** 9.58 acres/single family residence

**Proposed Use/Density:** Residential (1 du/ac)

**Land Use/Zoning:** Residential (1 du/ac)/A-1

**Existing Uses:**

**North:** Single Family Residential

**South:** Single Family Residential

**East:** Single Family Residential

**West:** SW 148 Avenue

**Adjacent Land Use/Zoning:**

**North:** Residential (1 du/ac)/A-1

**South:** Residential (1 du/ac)/A-1

**East:** Residential (1 du/ac)/R-1

**West:** SW 148 Avenue

**SERVICES:**

**Wastewater:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Potable Water:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Future Land Use Plan:** Consistent with designation in plan.

**Drainage:** Must meet District and Town retention requirements.

**Solid Waste:** Provider will be private hauling company.

**Engineering:** No comments.

**Building:** No comments.

**Utilities:** No comments.

**Police:** No comments.

**Fire Protection:** No comments.

**Community Services:** No comments.

**Florida Power & Light:** No comments.

**Parks and Recreation:** Must execute Recreational Impact Fee Agreement.

**Regional Transportation:** Impacts SW 148 Avenue.

EXISTING ZONING: A-1

PROPOSED ZONING: Same

LAND USE DESIGNATION: RESIDENTIAL (HOUAC)

RECEIVED  
OCT 12 1998  
TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

ORIGINAL TO ALIHA 10-13-98

TOWN OF DAVIE USE ONLY

PLAT NO.

P10-4-98

FEE.

\$150.00

Receipt No.

7845

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks payable to TOWN OF DAVIE

DATE FILED: \_\_\_\_\_

FINAL PLAT: \_\_\_\_\_

PRELIMINARY PLAT: X

NON-RESIDENTIAL: \_\_\_\_\_

RESIDENTIAL: X

ACREAGE: \_\_\_\_\_

NO. OF UNITS: 8

PROPOSED SUBDIVISION NAME: CROTTY-APOLONARIO ACRES

ADDRESS AND/OR LOCATION: 2920 SW 148th Ave. ~~South of SW 148th St.~~

LEGAL DESCRIPTION: See "EXHIBIT A"

NAME OF OWNER OF PROPERTY: DEBBIE & BURT APOLONARIO AND DORIS CROTTY

ADDRESS: 14650 SW 29th Pl., Davie, Fl. 33330

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT:  
ASSOCIATED ENGINEERS & SURVEYORS OF SO. FL. CORP.  
ADDRESS: 7320 Griffin Rd., Suite 103 PHONE: 954-791-2110  
Davie, Fl. 33314

\*\*\*\*\*

OFFICE USE ONLY

Approved as to form: Jat

Fee paid: \$150.00

Development Review Committee: 10/20/98

Planning and Zoning Board: 12/19/98

Town Council: 12/16/98

OWNER'S NAME(S) Debbie & Burt Apolinaro  
& Doris Crotty

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

14650 SW. 29 PLACE  
ADDRESS

DAVIE, FL 33330  
CITY, STATE, ZIP

954-476-1001  
PHONE

Associated Engineers & Surveyors of So. Fl. Corp

PETITIONER'S NAME Frank A. Aguirre, P.E.

PETITIONER'S SIGNATURE

7920 SW 84TH TERR SUITE 103  
ADDRESS

DAVIE, FL 33314  
CITY, STATE, ZIP

954-741-2110  
PHONE

The foregoing instrument was acknowledged before me  
this 12 day of October, 1998, by  
Debbie & Burt Apolinaro who is personally  
known to me or who has produced Florida  
DRIVERS LICENSES

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Antoinette R. Martin

Print: ANTOINETTE R. MARTIN

My Commission Expires



ANTOINETTE R. MARTIN  
COMMISSION # 00102310  
EXPIRES: FEBRUARY 18, 2001  
DAVIE, FL 33314  
ATLANTIC BUILDING CO., INC.

The foregoing instrument was acknowledged before me  
this 12 day of October, 1998, by  
Frank Aguirre who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Donna Carmatti

Print: DONNA CARMATTI

My Commission Expires



DONNA CARMATTI  
MY COMMISSION # 00104355  
EXPIRES: FEBRUARY 18, 2001  
Davie, Fl 33314

OFFICE USE ONLY

TOWN OF DAVIE PLAT REVIEW APPLICATION NOTARIZED SIGNATURE : OF  
DORIS CROTTY FOR CROTTY - APOLONARIO ACRES SUBDIVISION

Doris Crotty  
OWNER'S NAME: Doris Crotty

Doris Crotty  
OWNER'S SIGNATURE

533 So Rainbow Drive  
ADDRESS

Hollywood FL 33021-7513  
CITY, STATE, ZIP

954 893-9101 Fax 993,718  
TELEPHONE

THE FOREGOING instrument was acknowledged before me this 9<sup>th</sup> day of October, 1998 by **DORIS CROTTY**, who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

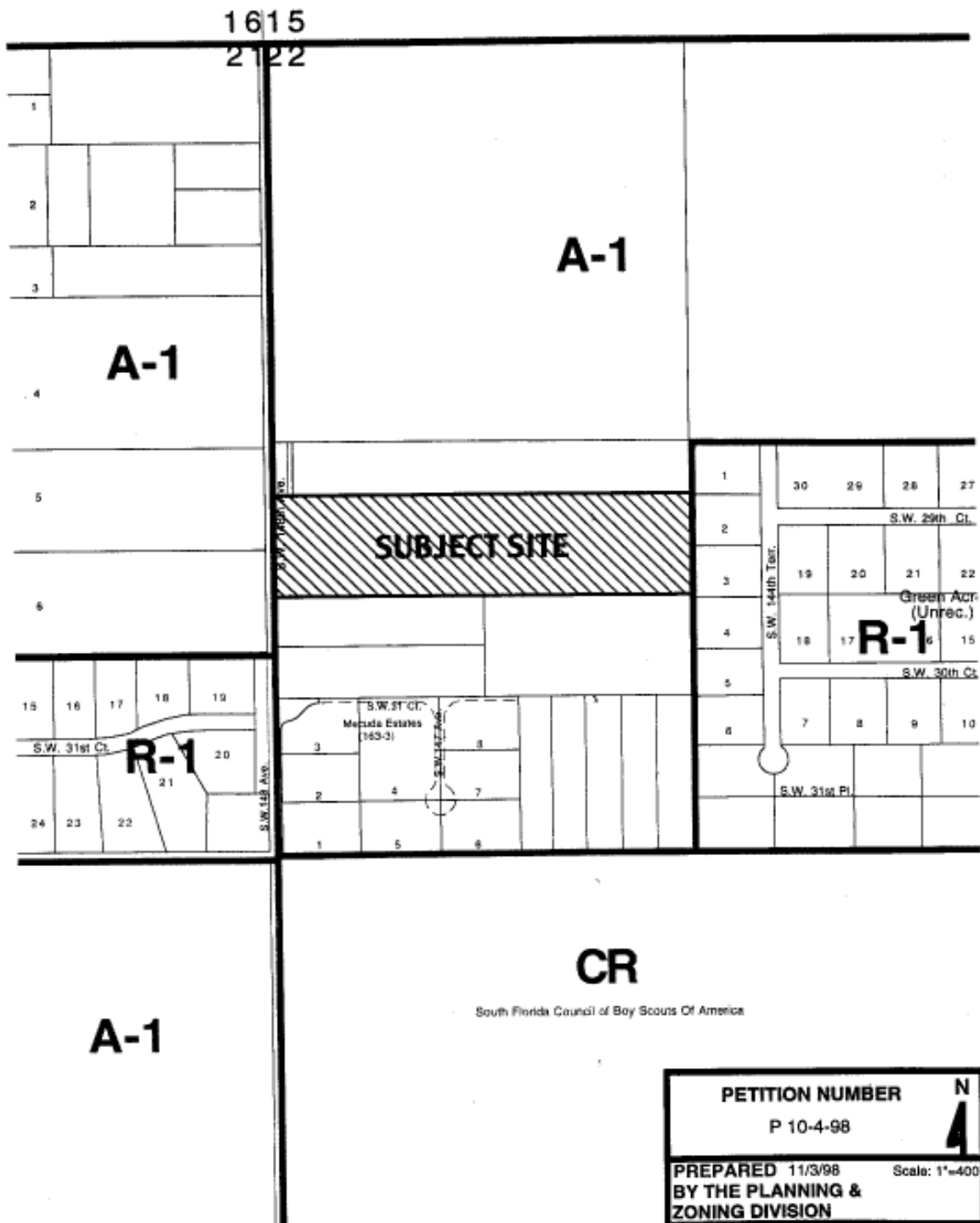
Sadie L. Raffone  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission Expires:



SADIE L. RAFFONE  
My Comm Exp. 9/17/99  
Bonded By Service Ins  
No CC496008  
☒ Personally Known ☐ Other I.D.







SW 26 ST

SW 148 AVE

SW 142 AVE

SUBJECT  
SITE



DATE FLOWN  
FEBRUARY 1995  
SCALE: 1"=600'  
P 10-4-98

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